









welcome to

Hooton Lane, Laughton Sheffield

LOOKING FOR A CHARACTER PROPERTY? STONE BUILT THREE BEDROOM COTTAGE in the sought after semi rural village of Laughton En Le Morthen offered for sale with NO UPWARD CHAIN! ***PRICE - £220,000***













Lounge

14' x 14' 10" (4.27m x 4.52m)

Wood flooring, front and side double glazed window and two central heating radiators.

Kitchen Diner

21' 3" x 15' (6.48m x 4.57m)

Fantastic cottage style farmhouse kitchen with fitted shaker units incorporating belfast sink, space for cooker and space for fridge freezer. Stone flooring, multi fuel fire, front and rear double glazed window, side double glazed stable door, fitted composite door and two central heating radiators.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring and rear double glazed window.

Bedroom One

9' 8" x 11' 10" (2.95m x 3.61m)

Wood flooring, front double glazed window and central heating radiator.

En Suite

Comprises of mains shower in cubicle and wardrobe space.

Bedroom Two

8' x 14' 6" (2.44m x 4.42m)

Wood flooring, front double glazed window and central heating radiator

Bedroom Three

5' 9" x 10' 4" (1.75m x 3.15m)

Carpet flooring, rear double glazed window and central heating radiator.

Bathroom

Comprises of roll top bath, low flush WC, hand wash basin and heated towel rail. Stone flooring, side double glazed window

Outside Space

To the rear of the property is a patio seating area and storage cupboard. There is also a garage with

manual up and over door.





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- THREE BEDROOM COTTAGE
- CHARACTER PROPERTY
- GARAGE
- SOUGHT AFTER SEMI RURAL VILLAGE
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: E

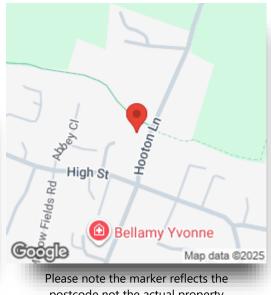
Council Tax Band: B

£220,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107712



Property Ref: DGT107712 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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